

## Are You in a Floodplain? Find out! Know Your Risk.

- If you are in a newer subdivision, you may check the subdivision plat to determine if any regulatory floodplains impact the area.
- You can get a free Flood Hazard Map from the Regional Flood Control District (District) for free for any property within unincorporated Pima County. This map will help you determine if specific flood hazards impact the property.
- Visit the Districts' customer service counter for a free floodplain review.

## Is it Possible to Build in a Floodplain?

- While not recommended, it is usually possible to build with certain conditions and restrictions.

## What Are the Types of Building Restrictions?

- All development must be located at the least hazardous location on the property.
- The lowest floor and service equipment in any habitable structure must be elevated at least to the regulatory flood elevation.
- Improvements must be located a safe distance from any regulatory wash. The setback increases with the discharge of the wash.
- Floodproof materials must be used below the regulatory flood elevation.
- Structures must have a flood safe foundation by constructing scour and erosion protection.
- All structures, walls, fences, grading or earth moving activities within the regulatory floodplain require District review and approval.



**For more information,  
please contact:**

### Regional Flood Control District

201 N. Stone Ave., 9th Floor  
Tucson, Arizona 85701  
**(520) 724-4600**

[www.pima.gov/floodcontrol](http://www.pima.gov/floodcontrol)

**Sign up for emergency alerts at:  
MyAlerts.pima.gov**



**PIMA COUNTY**

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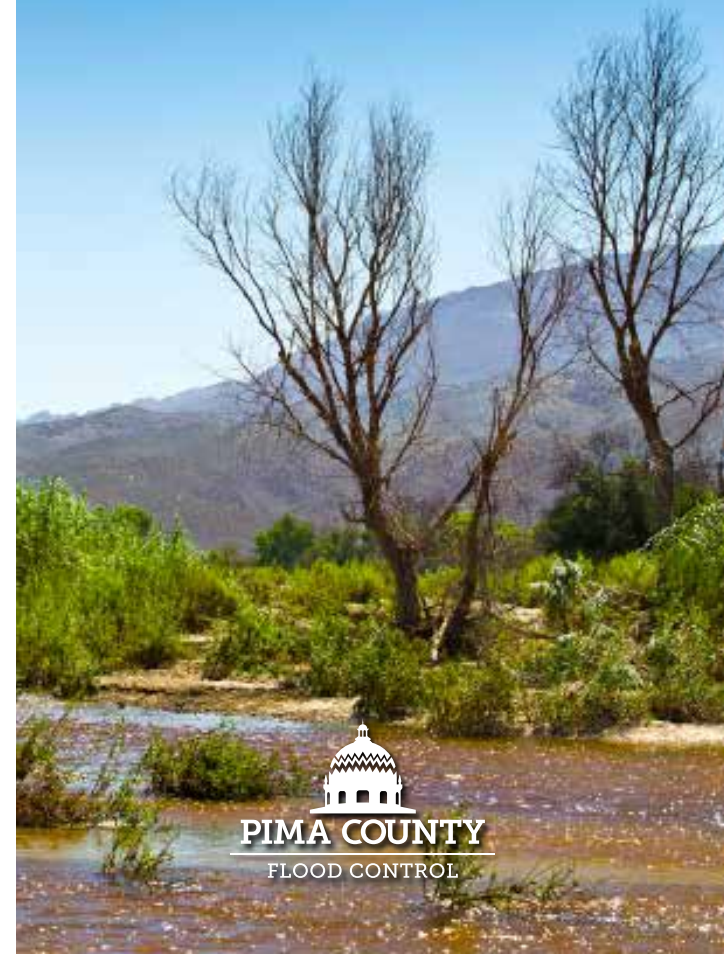
Chuck Huckelberry

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Pima County Regional Flood  
Control District

# DESERTS AND FLOODS

A Helpful Guide to  
Pima County Floodplains



## What is a Floodplain?

- A floodplain is any area associated with a watercourse (wash) which is covered by flood waters due to rainfall. Much of a floodplain may be outside the banks of washes.
- The floodplain of the base flood, or 100-year flood, is an area that is inundated by flood waters resulting from storms that have a 1% chance of occurring in any given year.
- Pima County regulates washes with a base flood peak flow rate of 100 cubic feet per second or greater, although smaller flows are capable of causing significant damage.
- Sheet flooding areas are wide, shallow floodplains with flood depths of generally a foot or less, though depths can reach three feet. Sheet flow flooding occurs where no visible channels exist or where channels are too small to contain the base flood.

## Home Ownership, Insurance, and Floods

- 31% of flood insurance claims in Arizona are for structures outside FEMA mapped floodplains.
- Homeowners insurance doesn't cover flooding.
- Flood insurance helps to protect one of your most important investments – your home or business. It is required by law if you have a federally backed mortgage and are in a FEMA Special Flood Hazard Area (SFHA). It is recommended even if your home or business isn't in an SFHA.
- Flood insurance coverage helps to reimburse your financial loss due to flood damages. Pima County residents are eligible for up to 25% off of their flood insurance premiums. Call your insurance agent for more information.
- Flood insurance for a building doesn't cover contents. Separate contents coverage is required.
- Contents insurance is also available to renters.

## Financial Protection Through Flood Insurance = Peace of Mind

- Flood insurance protects your home and its contents through two separate policies.
- Less expensive than paying off a federal disaster loan.
- 100% backed by the U.S. Government.
- Prompt claims handling through your insurance agent.

## Preserve Riparian Habitat on Your Property.

Preserving floodplains in their natural state improves property values, lowers costs and provides an amenity that makes Pima County a better place to live. Preserve riparian habitat on your property.

## The Monsoon in Pima County

- The Monsoon occurs during the months of June, July, August and September and is characterized by intense summer storms with heavy rain, lightning, and strong winds. Monsoons often cause dangerous flash floods.
- Flash floods are the number one weather-related killer in the U.S. A flash flood is a rapid rise of water flowing in a wash, road or low lying urban area.
- Flash flood damage and fatalities tend to occur in areas immediately adjacent to washes, drainage channels and road crossings.



Under Arizona's "Stupid Motorist Law", emergency response agencies may charge up to \$2,000 for water rescues if motorists purposely drive into flooded areas.

## Driving Safety - "Turn Around, Don't Drown!"

- Just one foot of water can float a car. Two feet of water is enough to carry away most vehicles.
- Never attempt to drive on a flooded roadway. If you do come upon a flooded roadway, STOP! The depth of water is not always obvious and the roadbed may be washed away or unstable.
- Know the common trouble spots on your normal routes by going to:  
<http://tinyurl.com/pima-county-flood-safe-roads>
- Have alternate routes planned and avoid other low-lying areas close to, or crossing washes, streams and arroyos.

**Pima County Road Closures (520) 547-7510**  
**City of Tucson Road Closures (520) 791-3154**

